

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-24723 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JON BAKTARI - OWNER: SHIRAZI, LLC - Request for a Special Use Permit FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE on 0.65 acres at 900 Stewart Avenue (APN 139-34-612-085), C-2 (General Commercial) Zone, Ward 5 (Barlow)

IF APPROVED, C.C.: 12/05/2007

IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcard
7. Received after final agenda – Protest postcard

Motion made by RICHARD TRUESDELL to Approve subject to amended conditions

A. Provide trash and receptacle enclosure in accordance with Title 19.08.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

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ANDY REED, Planning and Development Department, stated the application is compatible with the surrounding properties and recommended approval providing the parking lot is screened and the landscape is installed according to the Zoning Code.

GREG BORGELL, 300 South 4th Street, appeared on behalf of the applicant and agreed with staff's recommendation.

STEPHEN SMITH, 901 E. Ogden Avenue, was surprised that the application was being heard as he had spoken with the applicant's representative who stated that the request was being withdrawn. He expressed concern regarding the previous owner's illegal tapping of electricity and damage to the alleyway. MR. BORGEL replied that his client was not the original owner; however, he would look into the circumstances and make the necessary repairs if the applicant was indeed responsible.

CHAIRMAN DAVENPORT questioned who would be responsible for damages especially if it is a public alleyway. BART ANDERSON, Public Works Department, replied that he would inform Code Enforcement and have them pursue the matter. DEPUTY CITY ATTORNEY JAMES LEWIS confirmed that Public Works would make the determination whether the alleyway is City property and take the proper recourse.

COMMISSIONER TRUESDELL inquired as to the type of vehicles intended to be stored. MR. BORGEL explained that the applicant is looking to accommodate businesses that have a fleet of vehicles and the location would be used as a dispatch/disbursal location.

COMMISSIONER TRUESDELL recommended adding a condition that the applicant provide a trash and receptacle enclosure. MR. BORGEL replied that he did not foresee any objection to the additional condition.

CHAIRMAN DAVENPORT declared the Public Hearing closed.